

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name A. L. Palmer Building
Other names/site number Palmer Court Building

2. Location

street & number 1000 First Avenue South n/a not for publication
city or town Seattle n/a vicinity
State Washington code WA county King code 033 zip code 98134

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

11.29.07
Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
 ☐ See continuation sheet
☐ determined eligible for the
 National Register.
 ☐ See continuation sheet
☐ determined not eligible for the
 National Register.
☐ removed from the
 National Register.
☐ other (explain:) _____

[Signature]
Signature of the Keeper

Date of Action

Edson H. Beall 1.23.08

5. Classification**Ownership of Property**

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

Industry / Manufacturing Facility

Commerce / Trade Warehouse

Current Functions

(Enter categories from instructions)

Vacant / Not in use

7. Description**Architectural Classification**

(Enter categories from instructions)

Late 19th & 20th Century Revivals / Beaux Arts**Materials**

(Enter categories from instructions)

foundation Concrete

walls Brick, Terra Cotta

roof Tar, Gravel

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Industry

Architecture

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

Palmer, Alfred L.

Cultural Affiliation

N/A

Architect/Builder

Dietrich, George C. (Builder / Architect)

Narrative Statement of Significance

(Explain the significance of the property.)

SEE CONTINUATION SHEET

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form.)

SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ # _____
- ☐ recorded by Historic American Engineering
- ☐ Record# _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

10. Geographical Data**Acreage of Property** Less than 1 acre.**UTM References**

(Place additional UTM References on a continuation sheet.)

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Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.**Boundary Justification**

(Explain why the boundaries were selected.)

See continuation sheet.**11. Form Prepared By**name/title Meredith Wirsching, Partner, Clark Design Group PLLC & Mildred Andrews, Historianorganization c/o Clark Design Group PLLC date July 26, 2007street & number 169 Western Avenue W telephone (206) 782-8208city or town Seattle state WA zip code 98119**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)name 1000 First Avenue South Limited Partnership, Contact: Eitan Alonstreet & number 3317 3rd Avenue South telephone (206) 447-0263city or town Seattle state WA zip code 98134

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A.L. PALMER BUILDING
KING COUNTY, WASHINGTON

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Narrative Description

The six story A. L. Palmer Building is rectangular in plan, 80 feet by 130 feet, and has exterior walls of red brick with an original interior structure of heavy timber post and beam. Designed in 1910 in the Beaux Arts style, it occupies a block between First Avenue South and Occidental Way South.

Its primary (west) facade along First Avenue South is distinguished by a combination of red brick and a large amount of white (speckled with dark green, on close observation) terra cotta ornament at the base and covering most of the top level. The facade is divided into four vertical bays. At the ground level, piers have terra cotta bases and are striated with repeated terra cotta moldings representing foliage entwined with cross-lacing. Capitals, also of terra, include Greek key patterns. Above each pier, is a circular terra-cotta medallion with the letter P, standing for "Palmer."

Four storefront bays are located on the First Avenue South facade. Windows at the storefronts are double glazed with wood frames. The wood frames appear to be original while the double pane glazing does not. The storefront transom windows are single glazed and decorated with quatrefoils. The transom windows appear to be original. The lower portion of the south and north most storefront bays appear to not be in their original configuration. Original drawings of the building from George C. Dietrich, the architect and builder, and a 1934 photograph show these bays to be flush with the rest of the storefronts. Today, these storefront bays are recessed with an entry vestibule.

Just below the second story sill, is a terra-cotta molding with a vitruvian scroll motif. At the second, third, fourth and fifth levels, each bay has one wide rectangular opening per floor, typically with a terra-cotta sill and filled with a trio of double-hung wood sash and frame windows with multi-pane transoms. All of the upper floor windows appear to be original. Spandrels above the second, third, fourth and fifth level openings include rectangles, ornamented with a diamond diaper pattern in red and dark brick. The window openings at the top level are segmental.

Above the top sill level at the sixth floor, the facade is richly clad in white terra cotta, with pier capitals beginning at the level of the terra cotta sills. The capitals are

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decorated with an egg-and-dart band that underscores an ornamental bracket. Floral moldings frame the window openings above the capitals. A classical metal cornice runs the length of the façade, and is decorated with a band of dentils and a band of egg-and-darts. Just below the cornice, cartouche with fleur-de-lys are set between window openings and terra cotta brackets appear over the center of each of the segmental arches. Above the cornice is a parapet, which rises to a low arched shape above the two central bays. It is also clad in terra cotta tile and at its center are large letters with the sign: "THE A. L. PALMER BUILDING 1910."

The more utilitarian (east) facade along Occidental Avenue South also has a two-part composition with four bays and continuous piers. The façade is clad in red brick. All four storefronts have wood frames with divided transoms and sidelights. One storefront bay, the second from the north, has single-pane, wood sash and frame windows and appears to be original. The remaining three bays have double-pane, wood sash and frame windows and appear to be non-original.

Above the ground level, a typical bay has three separate segmental window openings per floor. The second, third, fourth and fifth floor levels have double-hung wood windows with single-pane glazing and a multi-pane transom. These windows appear to be original. The sixth floor has single-hung wood windows with double pane glazing and a multi-pane transom. These windows appear to not be original.

The south facade is solid red brick with one solid metal door at the ground floor and one metal louver at the second floor. Both the door and the louver are located near the center of the facade and neither are historic. There is a faded remnant of a painted wall sign at the west side of the sixth floor level. It appears as if it is one of the two painted wall signs that appear in the 1947 MOHAI PEMCO Webster and Stevens Collection photo. An adjacent single story brick building butts directly against the west end of the building.

The north facade is solid red brick with a painted sign that extends the entire width of the facade from the third floor to the sixth floor. It partially covers another painted sign, which is located on the west side of the facade from the fourth to sixth floors. Both signs are faded, and the dates of each are not known. They do not appear to be the same signs that are shown in the 1937 historic photo from the Puget Sound Regional Archives.

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The interior of the structure includes six-stories above grade and one story (basement) below grade. The structure consists of exposed brick walls, fir floors, and exposed heavy timber post and beam construction. The floor at the basement is concrete. Two of the columns at the center of the north-most row of columns are concrete as well. Original drawings and a historic photograph show that these columns supported the former 15,000 gallon water tower on the roof.¹

The building has two utilitarian, rough-framed wood stairs, which may be original to the building. They were removed from the basement through the second floor, and now only extend from the third to the sixth floors. One is located in the southwest corner, the other in the northeast corner. They are enclosed by framed walls with unpainted gypsum wallboard finish that appear to be of recent construction. There are two, enclosed metal stairs along the north and south walls at the center of the building, which are of recent construction. They extend from the basement to the third floor.

The former elevator to the east of the southwest stair and the former freight elevator at the east side of the building no longer exist. The ground floor is primarily open, but contains some ductwork and lighting dating from the 2000's [photos # 8 & 9]. There is also casework at the southeast corner, dating from the 2000's as well. The upper floors are open, except for the stair enclosures previously mentioned. The building is currently not occupied. One is located in the southwest corner, the other in the northeast corner. They are enclosed by framed walls with unpainted gypsum wallboard finish that appear to be of recent construction. There is a newer, enclosed metal stair along the north wall, which is also of recent construction.

The majority of the building's character has remained intact. The most significant alterations have been for life safety and structural upgrades. In 2001, the Nisqually earthquake caused damage to the building. The building was repaired in 2002 by ARC Architects and included the removal of the freight elevator, reconstruction of the south and east brick wall from the 6th floor to the parapet, and replacement of the east 6th floor windows. Other building alterations have included the removal of a passenger elevator, and the replacement of two existing stairs from the basement to the 3rd floor.

¹King County Tax Assessor Records, 1932-1972

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Statement of Significance

The A. L. Palmer Building is eligible for the National Register of Historic Places under Criterion A for its significant contribution to the broad pattern of our history, under Criterion B for its association with Alfred Lee Palmer, and under Criterion C as a good example of its type of architecture. Constructed in 1910, the building rose as part of a burgeoning neighborhood of warehouses and small factories south of downtown Seattle. The building's original owner, Alfred Lee Palmer, was a prominent Seattle lawyer and real estate developer. The warehouse building that bears his name is one of the largest, and also one of the most carefully detailed and elegantly ornamented warehouse buildings in its vicinity. It is located just south of the Alaskan Way Viaduct on-ramp at First Avenue South, which marks the southwest boundary of the Pioneer Square-Skid Road Historic District.

The period of significance begins and ends in 1910, the date of construction. The neighborhood experienced a period of explosive growth during the first decade of the twentieth century, and the A. L. Palmer Building was constructed at the end of the period. Seattle's growth continued through 1916 and the World War I era, but there was no major development in the immediate vicinity of the Palmer Building.

Contextual Setting

Until the first decade of the 20th century, the neighborhood of the nominated building was a tideland, dotted by small islands, and criss-crossed by railroad tracks and trestles. That changed from 1900 to 1910, when Seattle's population tripled from 80,000 to 240,000. Work crews lowered the city's notoriously steep hills, using hydraulic pressure to sluice tons of earth into the tideflats. Eventually, Seattle reclaimed 1,400 acres that enabled southward expansion of the city beyond King Street. As land became available, the railroads built architecturally stunning depots and vast freight yards south of King and Jackson Streets. Pioneer Square, Seattle's original commercial core, expanded southward onto newly reclaimed land with construction of warehouse and factory buildings that complemented railroad and port expansion. New development in the area of the nominated building was functionally, historically, and architecturally related to many industrial and warehouse buildings in the Pioneer Square neighborhood.

The A. L. Palmer Building was built in 1910 on the site of a former sawmill, that had operated on an island. At the time, adjacent tideflats were still being reclaimed, and

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realtors continued to sell submerged plats in what was popularly known as "the tidelands boom."¹ The Palmer Building is located on a block-wide industrial strip, framed by First Avenue South and Occidental Avenue South. Railroad tracks and freight yards predominated east and west the two avenues.

When the Palmer Building was erected, it joined neighboring buildings, several of which are still standing and continue to serve as warehouses or small factories. A block south of the Palmer Building on First Avenue South is the four-story Roebling Building (designed by R.C. Kerr and R.D. Rogers, 1905); it was built by John A. Roebling and Sons Company, a wholesale distributor of rope, barbed wire, and nails. Two doors south of the Palmer Building is the four-story M. F. Backus Warehouse (designed by James Blackwell, 1907), which is next door to another substantial warehouse, the four-story E. O. Graves Building (designed by James Blackwell, 1908).

Sharing the strip with the above named buildings were machine shops, junk yards, and machinery storage lots. Across First Avenue South, was the wood-frame First Avenue Hotel.² The hotel's construction was typical of cheap, working men's hotels that catered to laborers in the district.³ Just north of the hotel is the still-extant, block-long Oregon & Washington Railway & Navigation Company's freight shed, built in 1906.

The Palmer Building's original tenant was Doernbecher Manufacturing Company.⁴ During its first half century, the building often housed multiple tenants, some of which were Perine Machinery Company, Peck & Hills Furniture Company and its wholesale outlet, Lyon Van and Storage Company, and Craigin & Company which manufactured tools and industrial supplies.⁵ In 1934, Craigin & Company, purchased the building, where it remained in business until 1962. Major tenants in the later 1960s were Consolidated Toy Distributors and West Coast Record Distributors, Inc. In the 1970s, Air-Tech Air Conditioning Equipment Company occupied much of the building's space, followed by Foremost Furniture Distribution Company in the 1980s. Throughout its history, the building has housed primarily hardware, furniture, and electrical manufacturers and wholesalers. In the broad spectrum of Northwest history, it has played a significant part, as one of many warehouse and small factory buildings that have helped make Seattle the region's premier commercial center and a major player in national and world commerce.

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Alfred Lee Palmer

Alfred Lee "A. L." Palmer (b. 06/11/1835 --d. 08/19/1914) was, according to the historian Clarence Bagley, "recognized as one of the most esteemed and honored citizens of the metropolis of the northwest.⁶ Palmer was born Chautauqua County, New York, grew up in Iowa where he attended public schools, graduated from Oberlin College in Ohio and then from Albany Law School in New York, where he was admitted to the bar. He returned to Iowa to practice law until 1861 and the outbreak of the Civil War. He served as a first lieutenant in the Union Army until he was shot in the lung and honorably discharged. He resumed his law practice in Iowa, and later in Lincoln, Nebraska, where he served terms as a county judge and as superintendent of schools.

In 1882, Palmer sold his substantial real estate holdings in Lincoln to move his family to Seattle, a village of 4,300 residents. At the time, there was no railroad connection to Seattle, so the family boarded a boat in Portland, Oregon to complete the journey. Bagley says that Palmer recognized Seattle's

"favorable geographic position and felt that the future must hold something attractive in store for it. His enterprising activity became an element in the later development and progress of the city and at all times he was quick to foster and further any plan or measure for the public good. For a number of years, he was occupied largely with professional business at the bar but was quick to note and take advantage of favorable opportunities for real estate investment. . . . The growth of his business in that connection at length forced him to discontinue his law practice and give his undivided attention and energy to his real estate business. . . . For a third of a century he took a prominent and helpful part in Seattle's development and progress, giving tangible demonstration of his own faith in the city which led others to follow his example."⁷

Prior to the Great Seattle Fire of 1889, A. L. Palmer built Palmer House, which was a popular residential hotel. Like almost all of the buildings in the downtown core, Palmer House burned to the ground. A. L. Palmer was one of several community leaders who embraced "the Seattle spirit," and were determined to rebuild a new, "fireproof" downtown with brick and stone construction. "The first brick building erected after the big fire was erected by Mr. Palmer on the lot where the

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Pike Place Market now stands."⁸ This was the six-story York Hotel, "for years the most notable in the Northwest."⁹ In 1904, the hotel was razed when construction of the railroad tunnel beneath the city threatened its foundation.¹⁰ In addition to the Palmer Building on First Avenue South, Palmer also developed a six-story, brick warehouse at 1522 First Avenue South for the Western Electric Company, a four-story brick office building at Fourth and Pine, an apartment building in Ballard, and various residences.¹¹

Palmer and his first wife were the parents of two daughters. He and his second wife, Rocelia, had seven children, three of whom were born in Seattle. The family resided at 7906 Wilson Avenue. All of the Palmer children graduated from universities, and most of them remained in Seattle, where they married, had children, and became established in their respective professions. The oldest daughter, Carrie, was the first woman to be admitted to the bar in Washington State. A son, Dr. Don H. Palmer, was a physician and served as president of the King County Medical Society.

After graduating from the University of Washington, another son, Lee C. Palmer, joined his father in the real estate business.¹² In 1910, when the A. L. Palmer Building was constructed, Palmer & Son's business address was in the Hoge Building in downtown Seattle. Four years later, still actively involved in the business, A. L. Palmer suffered a heart attack and died at age seventy-nine.¹³

A. L. Palmer was a founding member of the Seattle Chamber of Commerce. He was a high ranking member of the Masonic Lodge, and had served as Eminent Grand Templar of the State of Washington from 1886-1888. His funeral was held at the Scottish Rite Temple in Seattle, where the Reverend Mark Matthews of Seattle's First Presbyterian Church offered prayers, and where the Masons presided over the ceremony. "Prominent Masons from all over the state were among the hundreds in attendance." The memorial booklet, which was produced by the Masons for distribution at the funeral, concludes:

"His [A. L. Palmer's] faith in the great future of this community has always been unbounded and his entire business career has been a practical demonstration of his confidence in this city's resources and growth."¹⁴

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Architectural Significance

The 11,000 square foot Palmer Building rose as one of the largest and one of the most carefully detailed and elegantly ornamented buildings in the industrial area south of King Street. It was one of the last warehouse and light manufacturing buildings to be constructed in the neighborhood, whose major period of development was the first decade of the twentieth century. Buildings in the vicinity range from modest, one story, brick masonry structures to multi-story, reinforced concrete and steel warehouses. Designs are largely utilitarian with little ornamentation.

The Palmer Building is exceptional, because of its delicately detailed terra cotta -- highly visible to travelers, leaving or entering Seattle by railway or via First Avenue South (a major thoroughfare), or the later Alaskan Way Viaduct. Because of its location and visible prominence, the Palmer Building has functioned as a gateway structure, giving passing motorists a prelude or postlude to decorative, often exuberant, terra cotta in the downtown core.

Palmer and Son hired George C. Dietrich (b. Aug. 1, 1868 --d. unknown), a nationally acclaimed contractor and sometimes architect, who had moved to Seattle, to design and build the A. L. Palmer Building in 1910. The next year, Dietrich designed and built the Lewiston Hotel, a.k.a. Martin Block, at 2201 First Avenue. Dietrich's office was number 431 in the Globe Building, where he billed his services as "Engineering and General Contracting."¹⁵ Prior to moving to Seattle in 1906, Dietrich built the National Republican Convention Hall in Philadelphia. According to a Seattle biographer:

*"He also built the Pennsylvania State building at the Louisiana Purchase Exposition, which was the most elaborate building at the fair; the pumping station for the Philadelphia filtration water system at a cost of \$1,000,000; thirteen buildings for the Cotton Oil & Fibre Co. at Norfolk, Va.; . . . He has a national reputation as a contractor, and previous to coming to Seattle in 1906 has constructed 28 large manufacturing plants in the east and south. Member of the Seattle Commercial Club, Redmen, Knights of Columbus and F. O. E. [Elks]."*¹⁶

Another biographical sketch states, "One of his [Dietrich's] most notable tasks in Seattle was the raising and moving of the big Eagles' hall building, in the Pine Street

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regrade.”¹⁷ (The building that Dietrich moved was later replaced by the Eagles Building at Eighth and Union, designed by Henry Bittman in 1925).

Why Palmer & Son erected such an ornamented building in the warehouse district is unknown, but Palmer's legacy in Seattle offers clues. A. L. Palmer may have hoped to repeat what he had done before, when he built the pioneer Palmer House and the post-fire York Hotel. Both buildings had been sources of pride and inspiration for Seattle, that had influenced the direction and quality of downtown development. The fact that the new Palmer Building functioned visually as a gateway structure was probably no accident. Ever public-spirited, it seems likely that Palmer would have seized the opportunity to welcome people to the city. But Palmer had always looked toward the city's future, and it is perhaps more probable that he hoped that his new building would influence the course of future development.

Palmer undoubtedly knew Henry H. Dearborn, a fellow realtor and prominent citizen. By 1910, Dearborn had already become a tidelands millionaire, and he continued his aggressive marketing of underwater lots, that were platted and marked by buoys. Dearborn maintained that once filled, the tidelands would connect the city with lowlands extending south for more than twenty miles. He envisioned a bright future for downtown development on the tidelands, explaining that “business always seeks a level, yet strangers say our city is all hills.”¹⁸ Palmer may have shared Dearborn's vision, and designed the A. L. Palmer Building to beckon city planners and developers toward southward expansion. In 1913 and 1916, the giant Sears and Roebuck store and warehouse rose several blocks to the south at South Fourth and Lander, but similar commercial development did not follow until the late twentieth century. Seattle's downtown center remained north of the railroad stations, and did not expand southward.

Today, the Palmer Building's extensive terra cotta ornamentation remains intact. From 1934 to 1962, Craig & Co., a local tool manufacturer, was the building's major tenant, and its sign was the prominent feature near the top of the south elevation. The sign probably just faded over time, but residue from the white paint remains on the red brick.

Throughout its history, the Palmer Building has served as a gateway structure that beckons passersby. Today, it remains an edge building with architectural

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significance at the southern edge of a neighborhood with many historic warehouse buildings. Still widely visible, it continues to attract the attention of passersby on Amtrak, Sounder trains, the Alaskan Way Viaduct, and First Avenue South.

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- ¹ Andrews, Mildred, ed. *Pioneer Square: Seattle's Oldest Neighborhood*. (Seattle, 2005), p. 74
- ² Historical Sites Summaries, Historic Preservation Program, Department of Neighborhoods, City of Seattle, 2005.
See also Sanborn Fire Insurance Map, 1916.
- ³ *ibid.* Andrews, pp. 96-7.
- ⁴ "In Memorium: Alfred Lee Palmer, born June 11, 1835; died August 19th, 1914. University of Washington Special Collections, Biography Collection.
- ⁵ *ibid.* Sanborn
- ⁶ Clarence Bagley. *History of Seattle*, vol. 3. (Chicago, 1916), pp. 56-60
- 8. Statement of Significance continued**
- ⁷ *ibid.* p. 59
- ⁸ *ibid.* "In Memorium: Alfred Lee Palmer."
- ⁹ *ibid.* "In Memorium"
- ¹⁰ Paul Dorpat. *Seattle: Now and Then*, vol. 3. (Seattle, 1989), p. 121
- ¹¹ *ibid.* "In Memorium: Alfred Lee Palmer."
- ¹² "A. L. Palmer Dead; Was Early Seattle Investor, *Seattle Post-Intelligencer* (Aug. 20, 1914)
- ¹³ *ibid.* Bagley.
- ¹⁴ *ibid.*
- ¹⁵ *Seattle (Wash) Board of Public Works: Ordinances Relating to Buildings, City of Seattle* (Seattle, 1910), advertisement, p. 215.
- ¹⁶ *Sketches of Washingtonians*. (Seattle, 1907)
- ¹⁷ Calvert, Frank and others. *The Cartoon: A Reference Book of Seattle's Successful Men* (Seattle, 1911)
- ¹⁸ "Reclaiming the Tidelands," *Sunset Magazine* (July 1912).

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A. L. Palmer Building

Name of Property **King County, Washington**County and State **N/A**Section number 9 Page 1

Name of multiple property listing (if applicable)

9. Bibliography

Archives and Depository Files

City of Seattle, Municipal Archives
City of Seattle, Department of Conservation and Development
King County, Office of the Assessor
Museum of History and Industry, Seattle, Archives
Seattle Public Library Downtown Branch: Architects and Building Index Files; "Seattle Room," Documents Collection; Periodical Room
University of Washington Libraries, Manuscripts, Special Collections and University Archives; Periodical Room
Washington State Archives, Puget Sound Regional Branch

Secondary Sources

Crowley, Walt. *National Trust Guide - Seattle: America's Guide for Architecture and History Travelers*. New York: John Wiley & Sons, Inc., 1998.

Morgan, Murray. *Skid Road: An Informal Portrait of Seattle*. Rev. ed. Seattle: University of Washington Press, 1982. First published 1951 by Viking.

Sale, Roger. *Seattle: Past o Present*. Seattle: University of Washington Press, 1976.

Primary Sources

"A. L. Palmer Dead; Was Early Seattle Investor," *Seattle Post-Intelligencer*, August 20, 1914.

Andrews, Mildred, ed. *Pioneer Square: Seattle's Oldest Neighborhood*. Seattle: University of Washington Press, 2005.

Bagley, Clarence. *History of Seattle from the Earliest Settlement to the Current Time*. 3 vols. Chicago: S. J. Clarke Publishing Co., 1916.

Calvert, Frank and others. *The Cartoon: A Reference Book of Seattle's Successful Men with Decorations by the Seattle Cartoonists Club*. Seattle: Seattle Cartoonists Club, 1911.

Dorpat, Paul. *Seattle - Now and Then*. 3 vols. Seattle: Tartu Press, 1984-1989

Historical Sites Summaries, Historic Preservation Program, Department of Neighborhoods, City of Seattle, 2005.

King County Tax Assessor Records. Bellevue, WA: Washington State Archives, Puget Sound Regional Branch, 1932-1972.

"In Memoriam: Alfred Lee Palmer, born June 11, 1835; died August 19th, 1914." Seattle: Masonic Lodge, 1914. In: University of Washington Special Collections, Biography Collection.

Polk, R. L. *Seattle City Directory*, 1910-1985 editions. Seattle, 1910-1985.

"Prominent Pioneer and Investor Dead," *The Seattle Daily Times*, August 20, 1914.

"Reclaiming the Tidelands," *Sunset Magazine*, July 1912.

Sanborn Fire Insurance Maps - Seattle. New York: Sanborn Map Company, 1916.

Sketches of Washingtonians. Seattle: Wellington C. Wolfe & Co., 1907.

Calvert, Frank and others. *The Cartoon: A Reference Book of Seattle's Successful Men* (Seattle, 1911)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

A. L. Palmer Building

Name of Property

King County, Washington

County and State

N/A

Section number 10 Page 1

Name of multiple property listing (if applicable)

10. Geographical Data

Verbal Boundary Description:

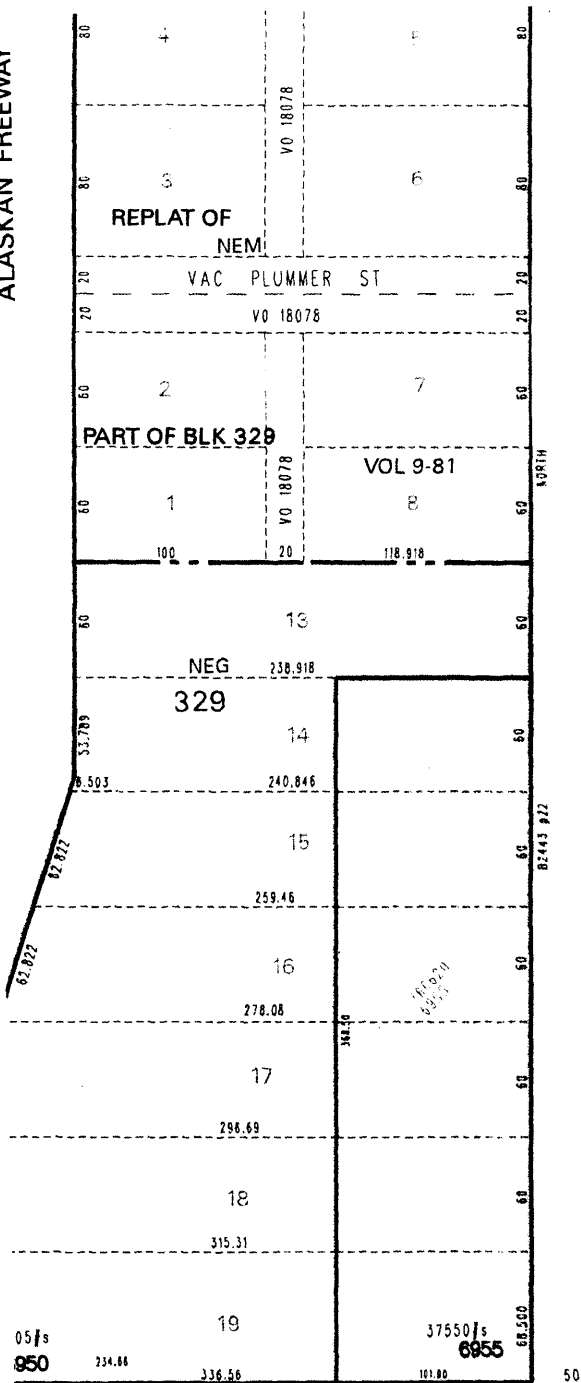
Parcel I.D. Number: 7666206676

S 36' OF LOT 9, ALL OF LOT 10 & THE NORTH 52.815 FEET OF LOT 11 IN BLOCK 324 OF SEATTLE TIDELANDS, AS SHOWN ON THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

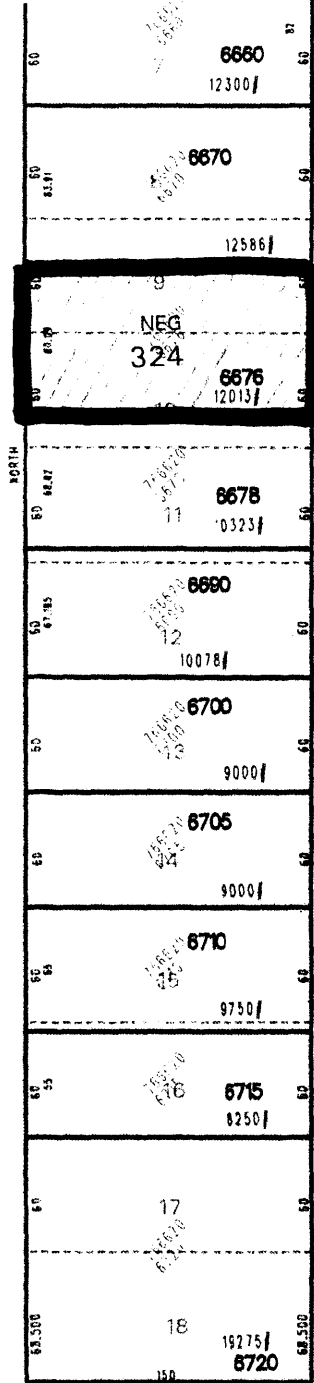
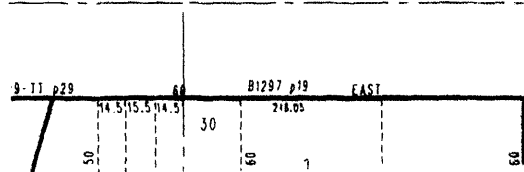
Boundary Justification:

The building occupies an urban site platted into lots. The footprint of the building follows the lot boundaries, as described above.

ALASKAN FREEWAY

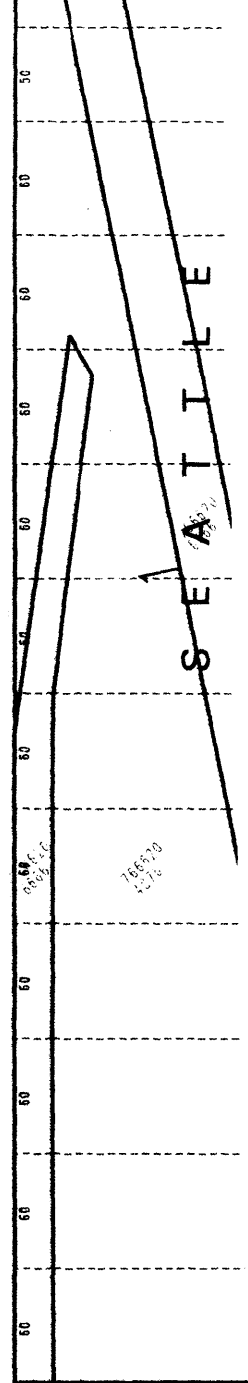


YAL BROUGHAM WY



OCCIDENTAL AV S

30



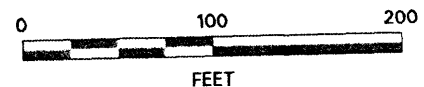
SEE ATTACHED

SE 06-24-04

KC 3192

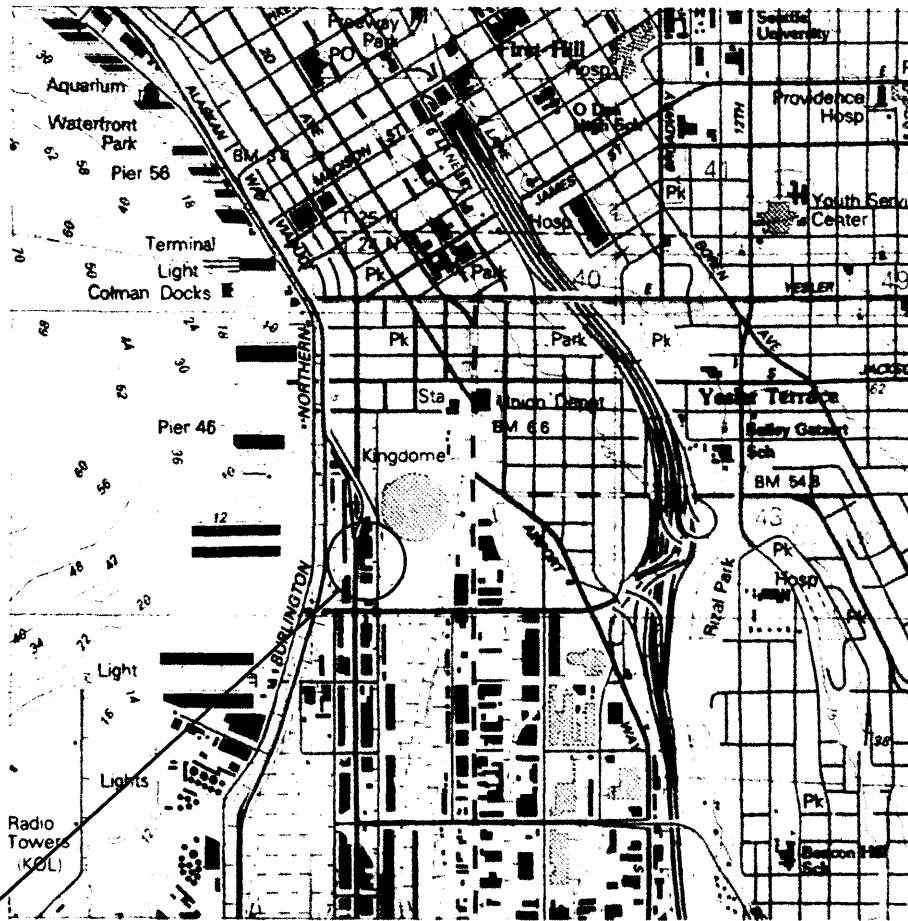


Scale 1:1200 (1" = 100')



June 15, 2005

7.5 X 15 MINUTE QUADRANGLE (TOPOGRAPHIC-BATHYMETRIC)



A.L. PALMER BUILDING
ADDRESS:

1000 FIRST AVENUE SOUTH, SEATTLE,
KING COUNTY, WASHINGTON 98134

KING COUNTY TAX PARCEL ID:

7666206676

LATITUDE & LONGITUDE:

APPROX. 47.593515 DEG N, -122.334202 DEG W

Produced by the United States Geological Survey
and the National Ocean Service

Control by USGS, NOS/NOAA, USCE and King County Engineer Office

Compiled by photogrammetric methods from aerial photographs
taken 1977. Field checked 1978. Map edited 1983
Supersedes Duwamish Head and Seattle South 1:24 000 scale maps dated 1949

Bathymetry compiled by the National Ocean Service from tide-coordinated
hydrographic surveys. This information is not intended for navigational purposes

Mean low water (dotted) line and mean high water (heavy solid) line
compiled by NOS from tide-coordinated aerial photography updated through 1977

Projection and 1000-meter grid, zone 10, Universal Transverse Mercator
10,000-foot grid ticks based on Washington coordinate system, north zone
1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines
23 meters north and 93 meters east

Gray tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State
reservations shown on this map

CONTOUR INTERVAL 5 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1985
BATHYMETRIC CONTOUR INTERVAL 5 METERS-DATUM IS MEAN LOWER
LOW WATER. DATUM OF LAKE WASHINGTON IS LOW WATER WHICH IS 30
FEET ABOVE THE PLANE OF MEAN LOWER LOW WATER IN PUGET SOUND
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER

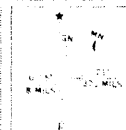
BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY
STANDARDS. BATHYMETRIC SURVEY DATA COMPLIES WITH
INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL
PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS
USED AS OF THE DATE OF THE SURVEYS

CONVERSION TABLE

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

To convert meters to feet:
multiply by 3.2808
To convert feet to meters:
multiply by 0.3048

DECLINATION DIAGRAM

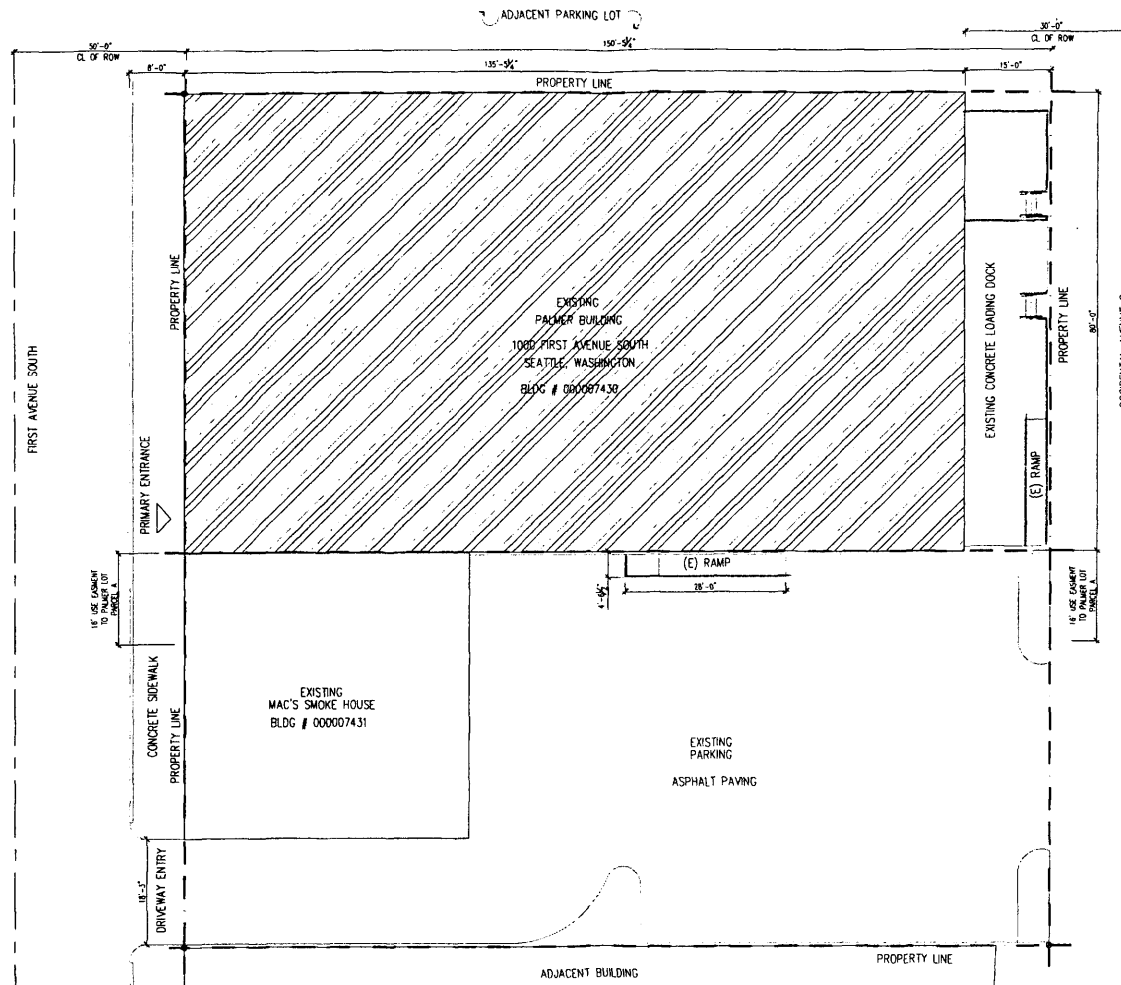


UTM grid convergence
(GN) and 1983 magnetic
declination (MN)
at center of map
Diagram is approximate

ADJOINING MAPS

1	2	3
4		5
6	7	8

1 Sequimish*
2 Seattle North
3 Bellevue North
4 Bremerton East*
5 Bellevue South
6 Olalla*
7 Burien
8 Renton
*1:24 000



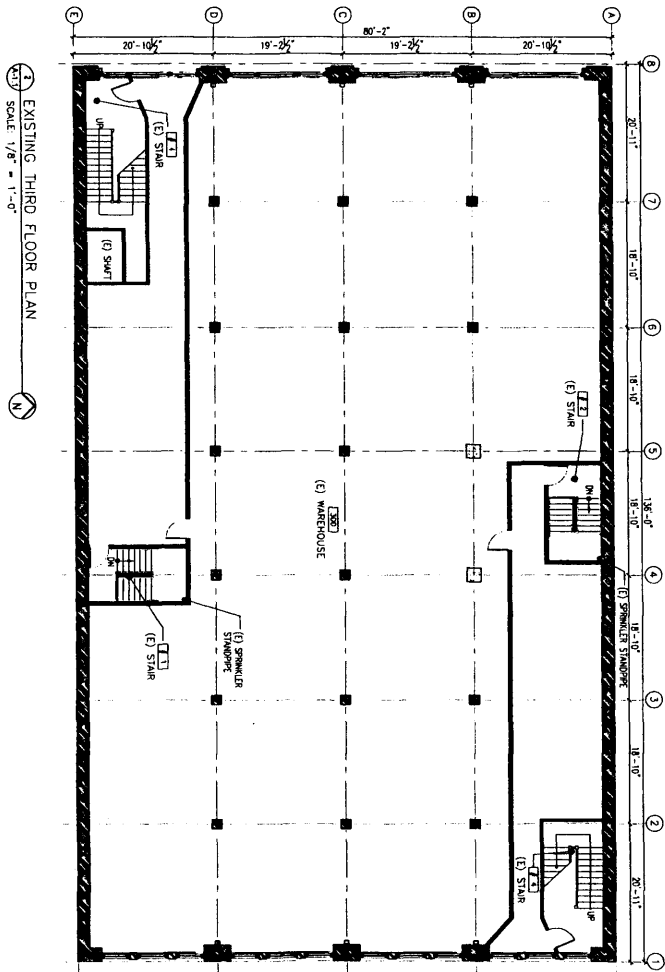
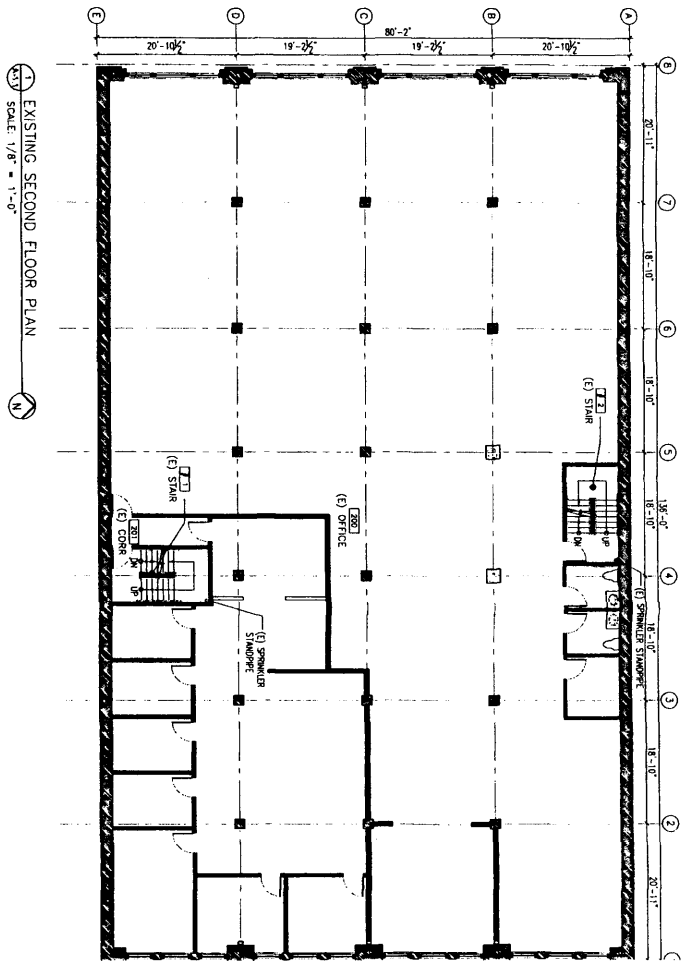
1
S-10

SITEPLAN

SCALE: 1/8" = 1'-0"

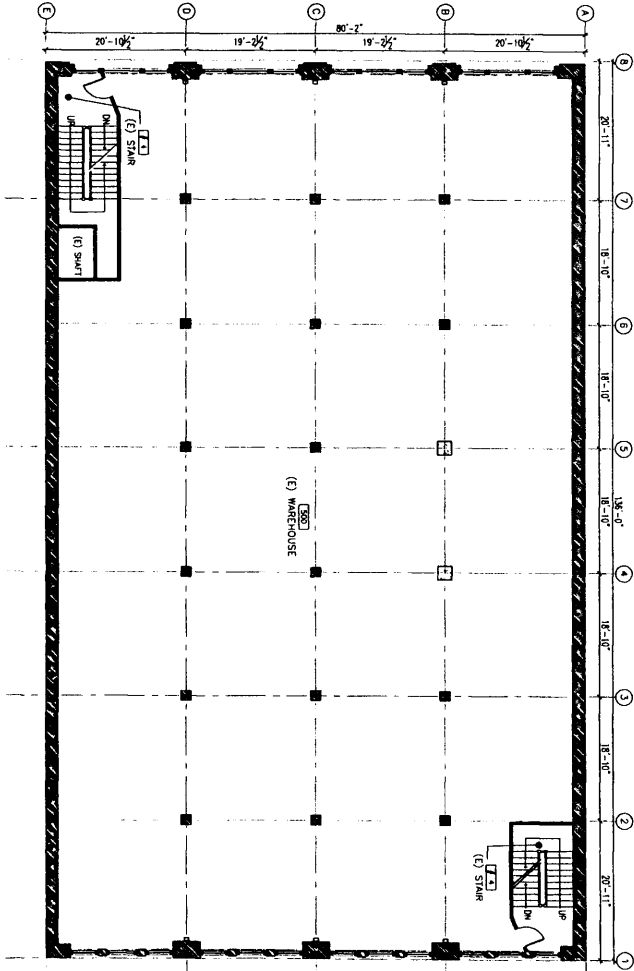
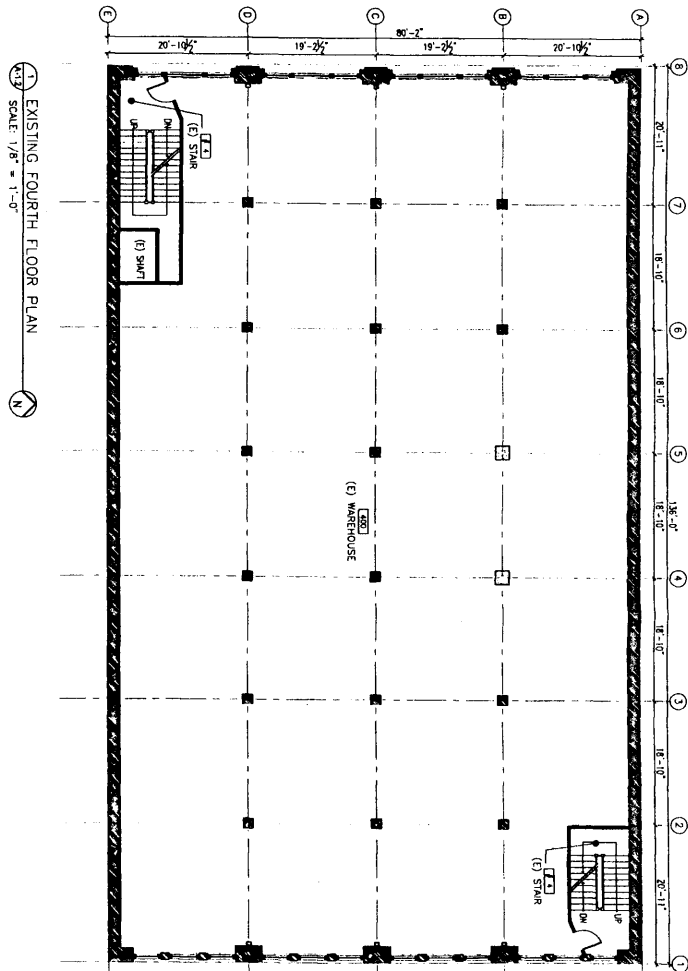
LEGAL DESCRIPTION:

6.38' OF LOT 8, ALL OF LOT 10 & THE NORTH 52.815 FEET OF LOT 11 IN BLOCK 324 OF SEATTLE TIDELANDS, AS SHOWN ON THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



PALMER COURT

1000 FIRST AVENUE SOUTH
SEATTLE, WA 98134



DATE: 02/02/02
DRAWN BY: JLB
CHECKED BY: JLB
DATE: 02-23

REVISIONS:

SSAC

EXISTING
FOURTH &
FIFTH
FLOOR
PLANS

SHEET NO.
A1.2

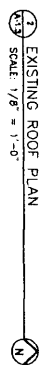
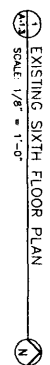
1000 FIRST AVENUE SOUTH
SEATTLE, WA 98134

DATE: 09/06/07
OWN BY: B8 & M-H
CHK BY: B8
JOB NO. 07-23

ISSUE

**EXISTING
SIXTH
FLOOR &
ROOF
PLANS**

A1.3



FLOORS **Fir 1"x 4"** 8'x100' ^{1st}
FLOOR MAGN.

PLUMBING **24 Fixt. 12 toilets,**
12 basins. Average Class.

TILE WORK

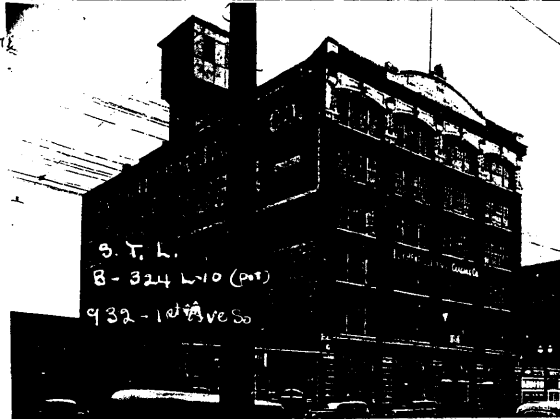
WIRING **Conduit**

HEATING **Steam**

ELEVATORS **1 freight, 1 Pass.**

ENTRANCE

CEILINGS - **STORY HEIGHT**
See Remarks.



IMPROVEMENT VALUE

MAIN BUILDING	\$	
OTHER BUILDINGS	\$	22000
TOTAL	\$	25000

ASSESSED VALUE 50% \$ 12500

DATE 12-23-37

LAND INFORMATION

1. SIZE x Level on grade.
2. STREET -- ROAD Graded, brick
nc alley.
3. SIDEWALK Conc., sewer,
City water.
4. LANDSCAPING Business.
5. TREND Static
6. USE
7. DISTRICT Medium Cl'd.

[illegible]

REMARKS Ceiling-Story Height.

Basement-9'-4"

1st Fl-17'-2"

2nd Fl-12'

3rd Fl-12'

4th Fr-12'

5th Fl-12!

6th Fl-13'-3" AL So S 36.01 / 39.1 S/L

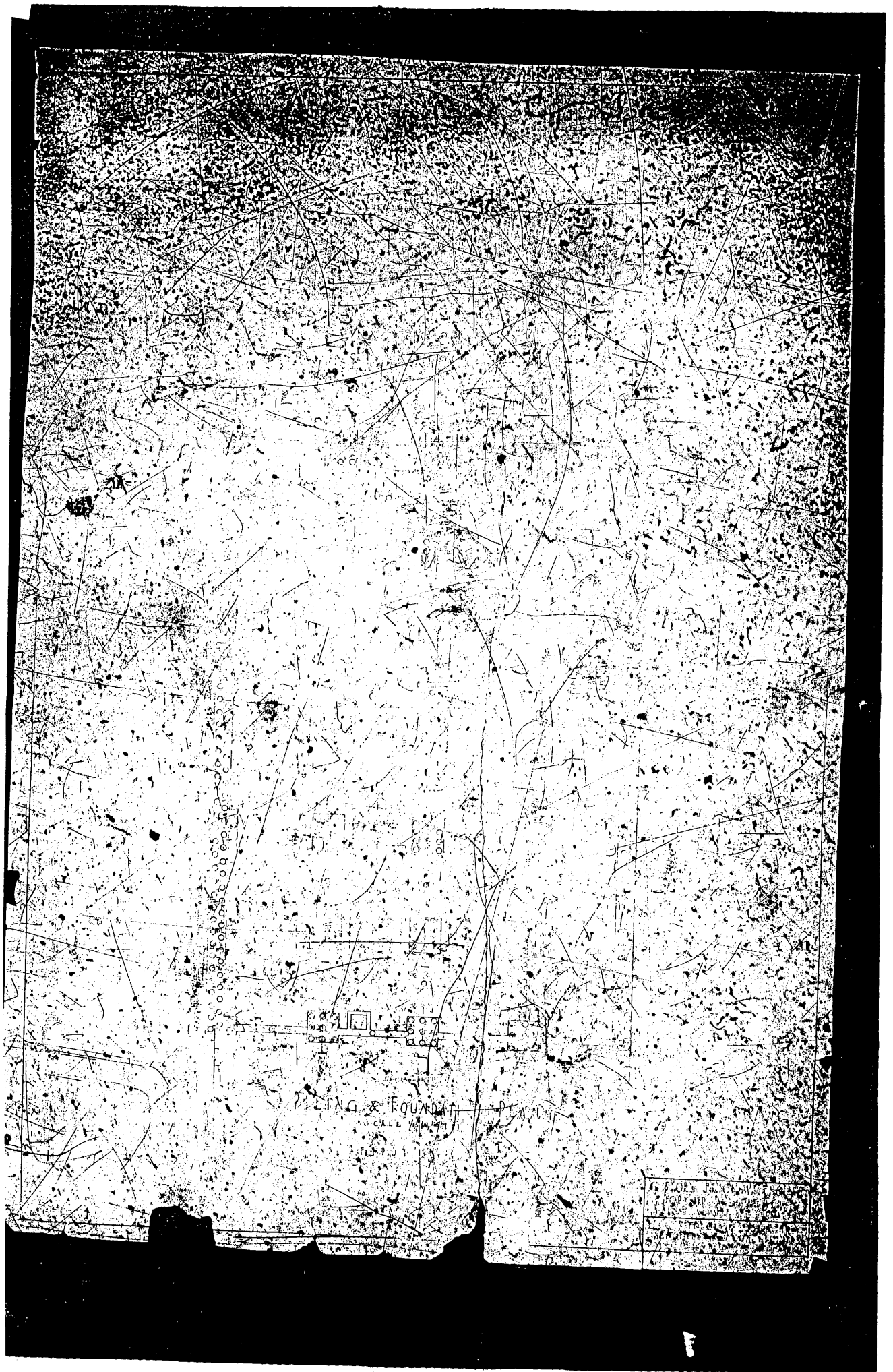
Bldg formerly Gr S-36.25 of 9

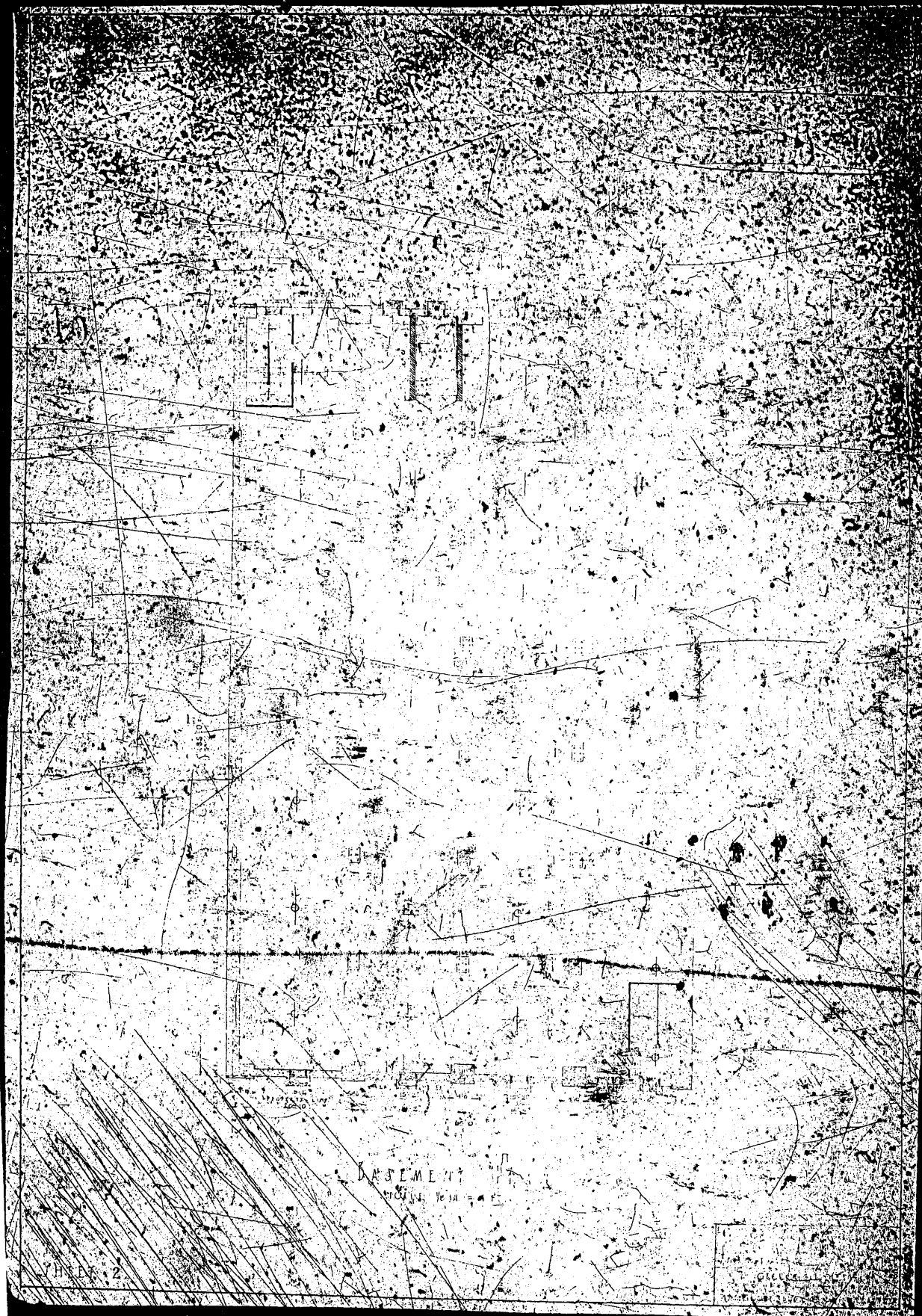
Seattle Fish Landers

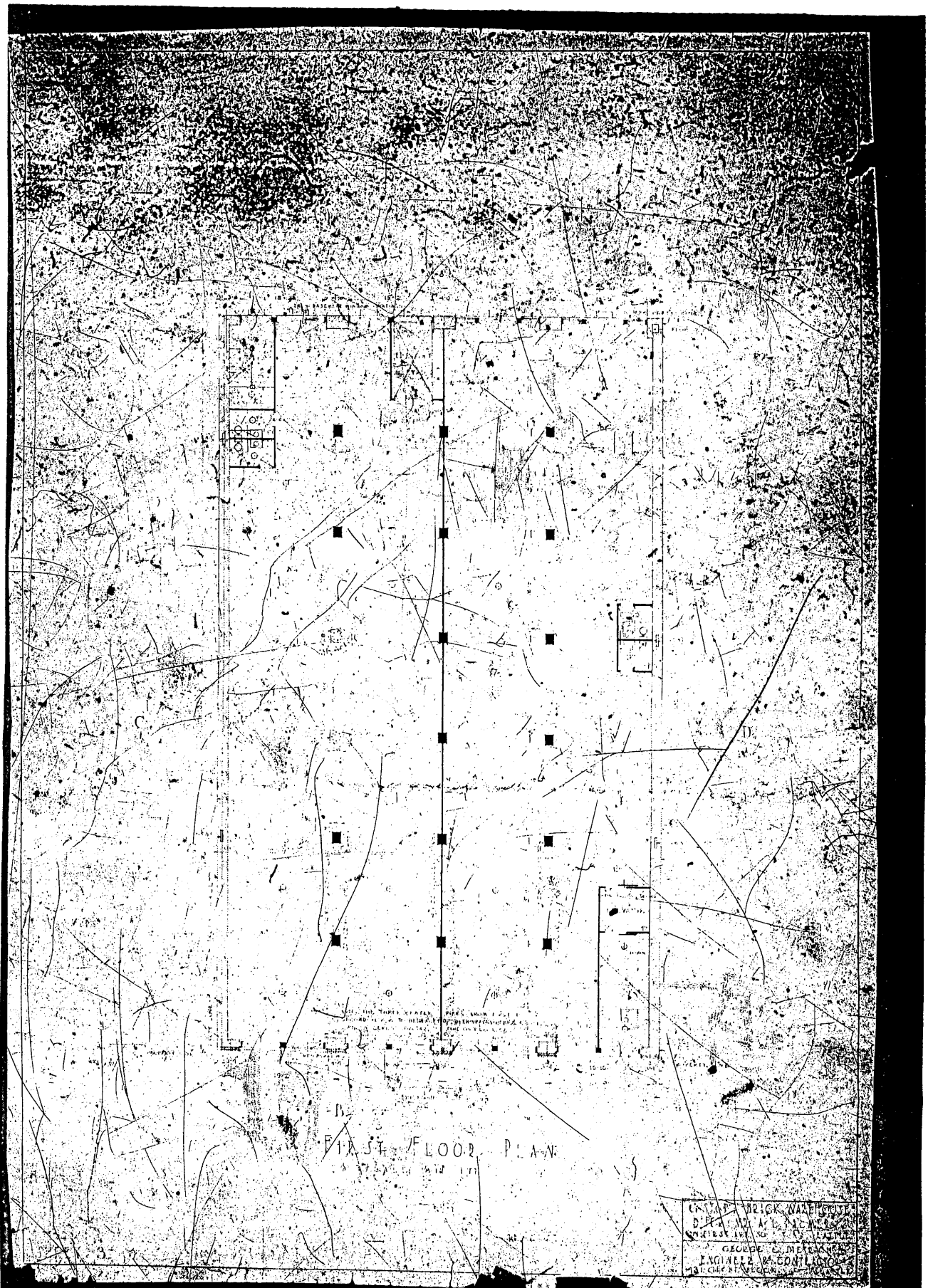
No Biting Guard

[illegible]

3

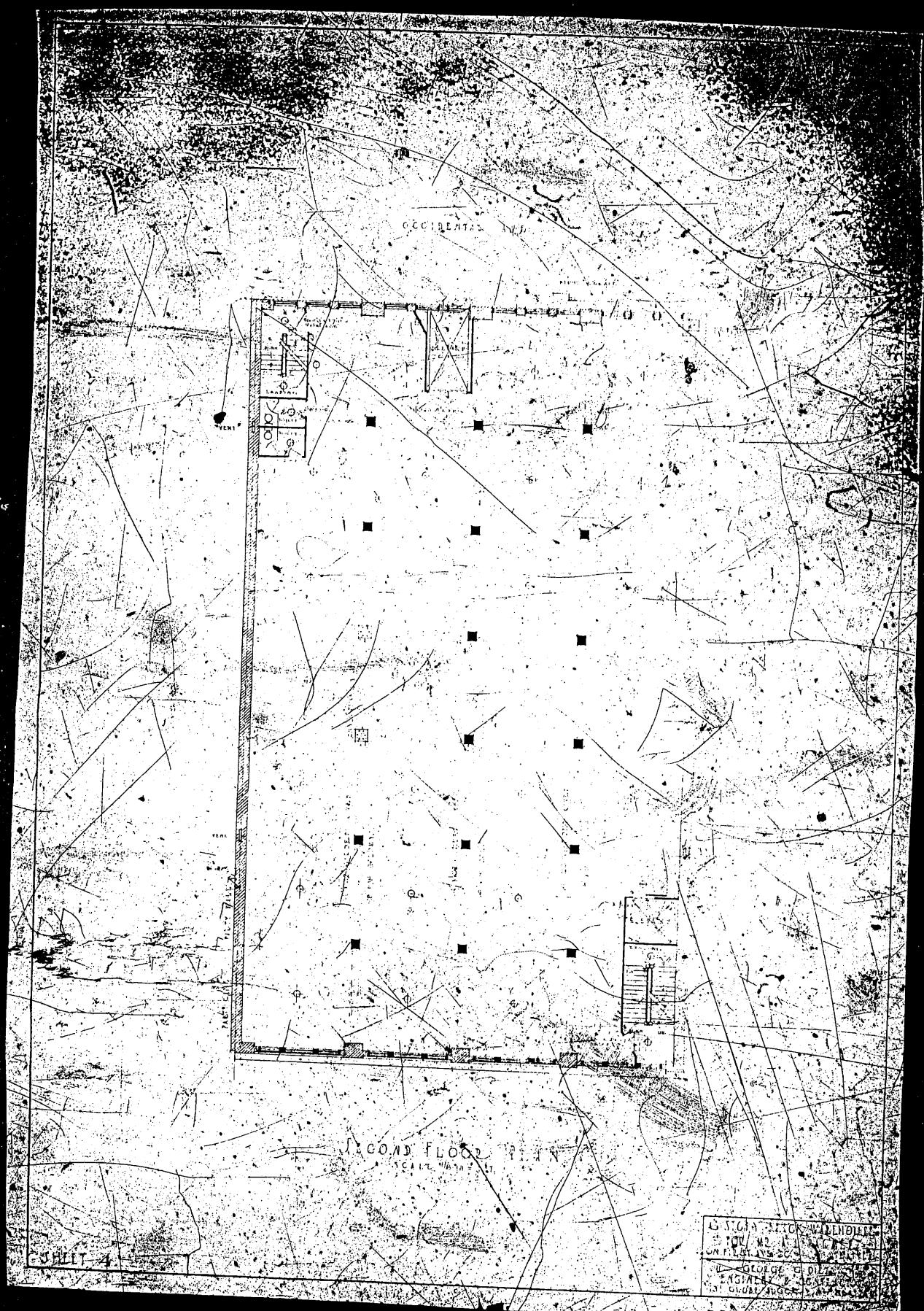


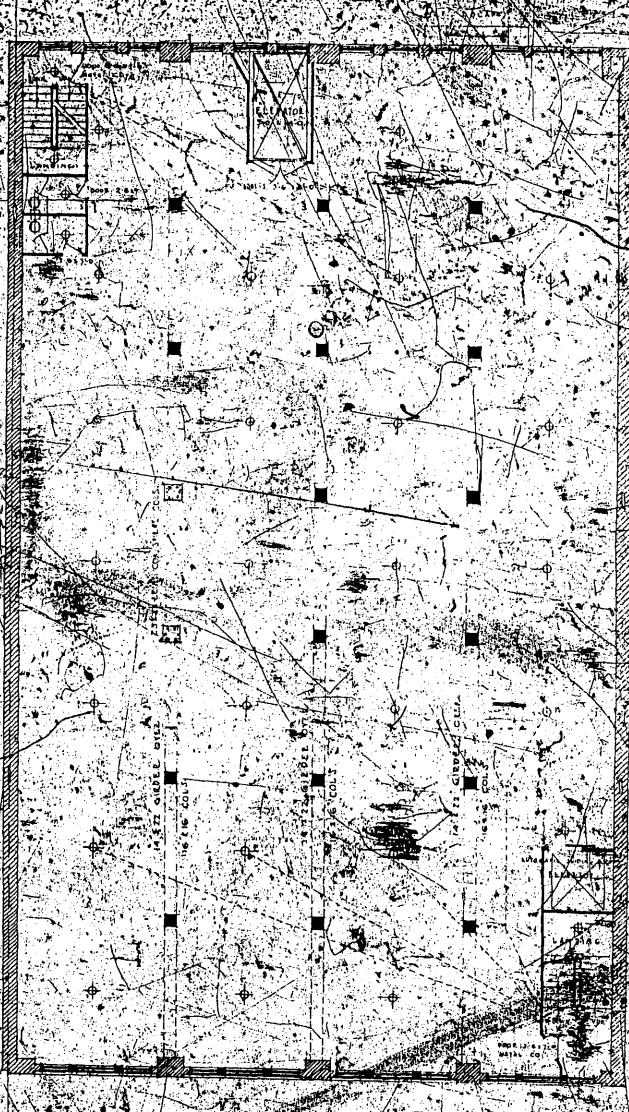




FIRST FLOOR PLAN

ENGINEER
ARCHITECT
GEORGE E. MERRILL
JANUARY 1912

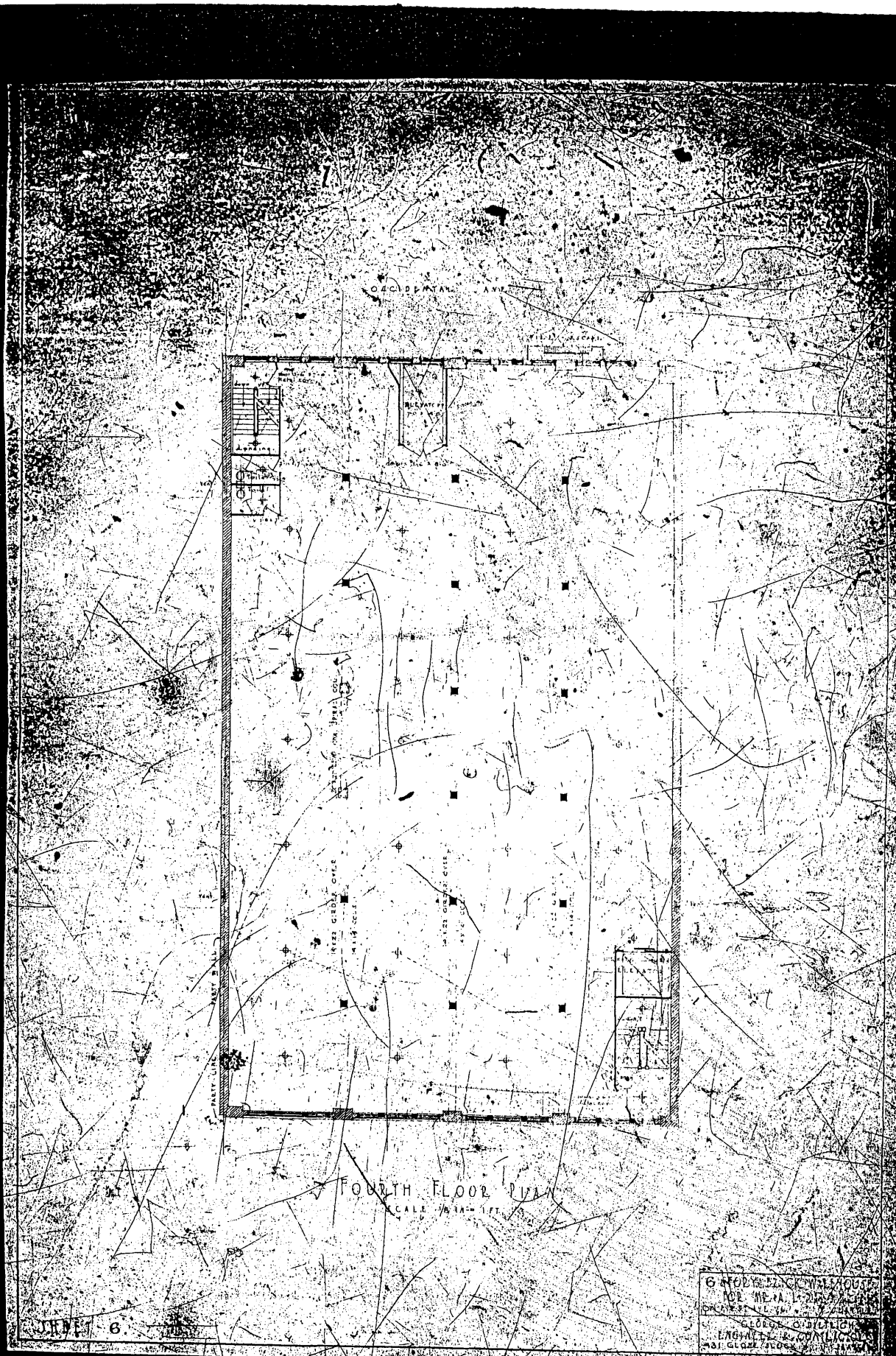




FLOOD FLOOR PLAN

SCALE 1/4" = 1'-0"

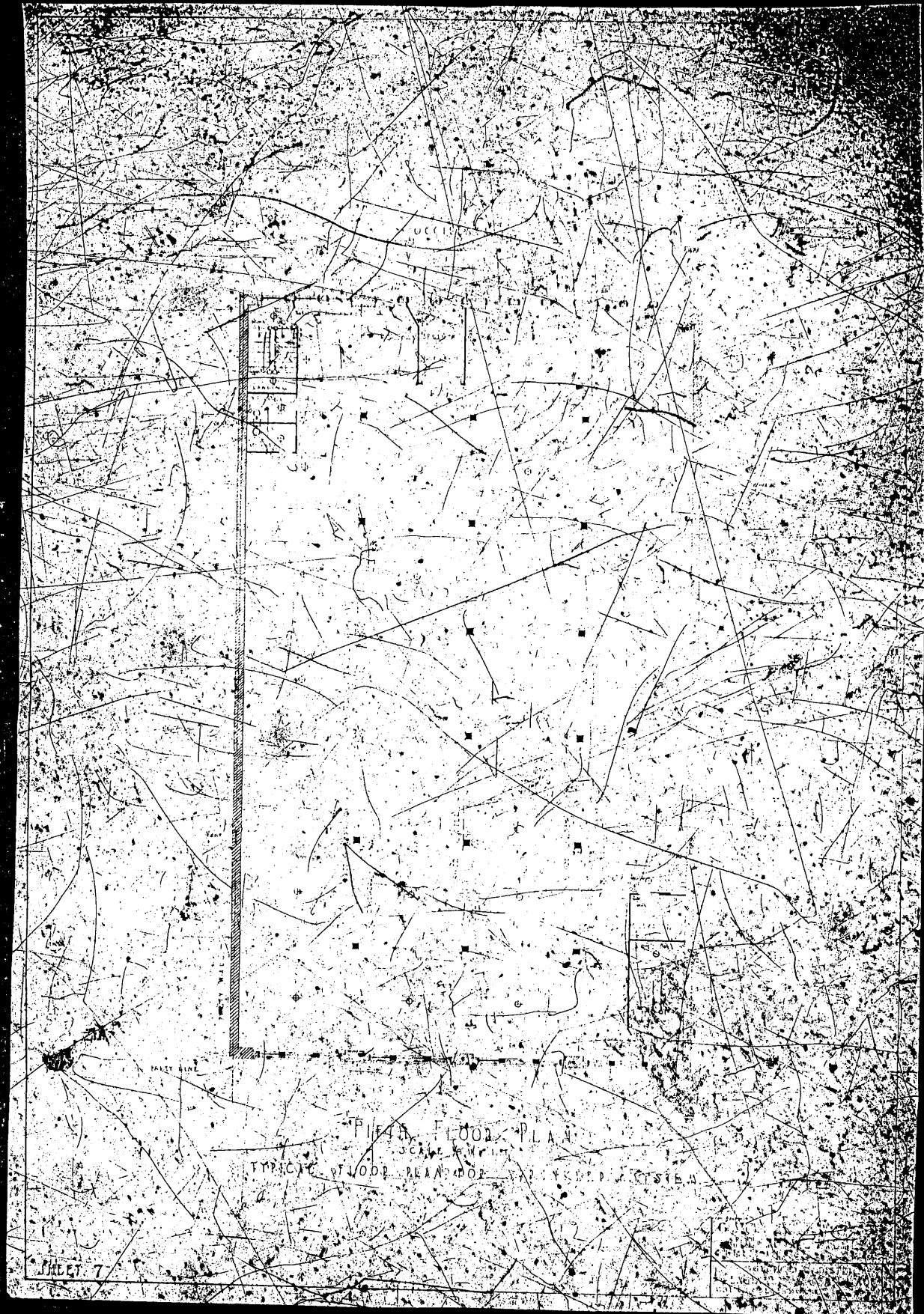
6. JUNE 1964
FOR THE
ON FILE IN THE
GENERAL
AND
1964

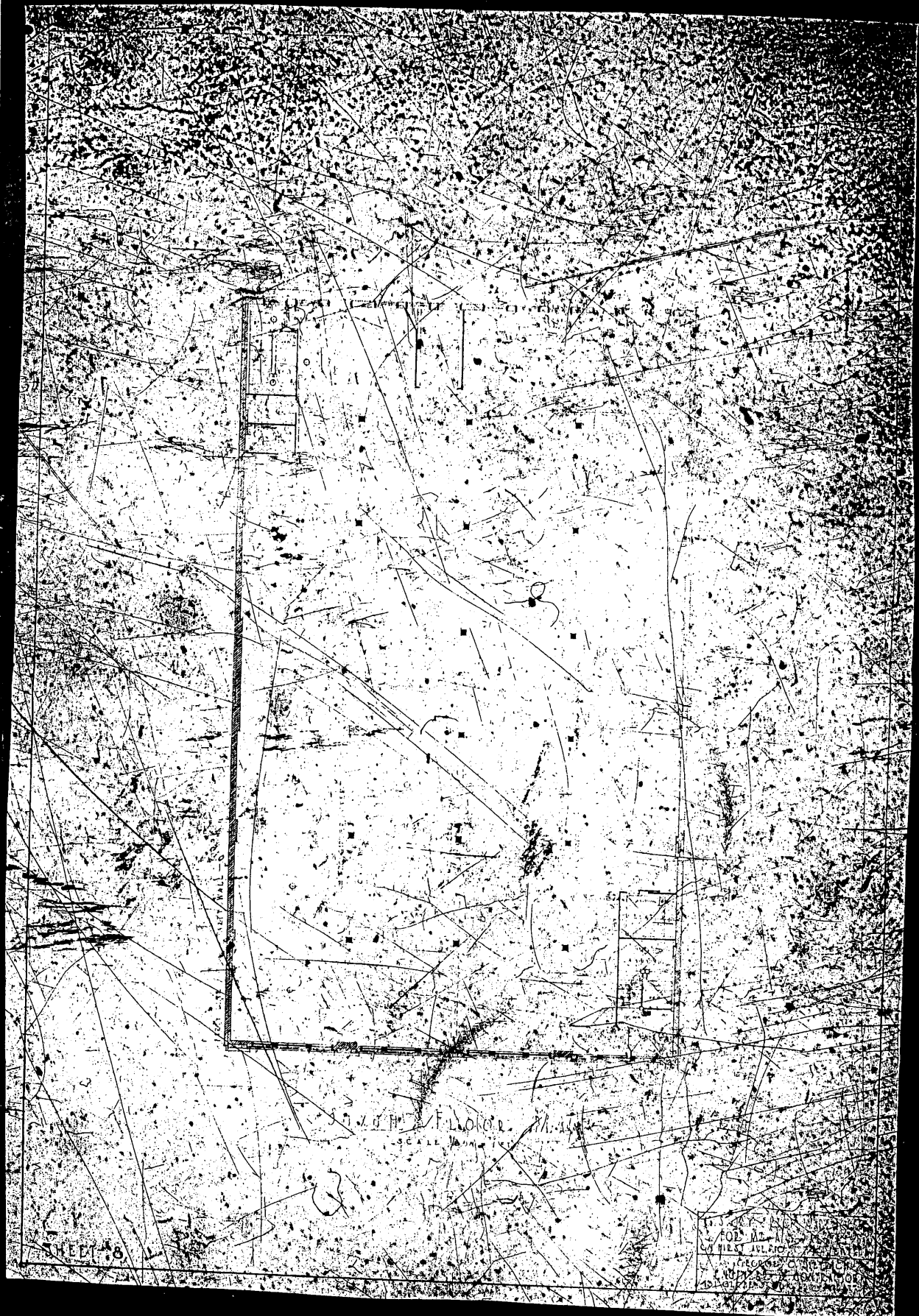


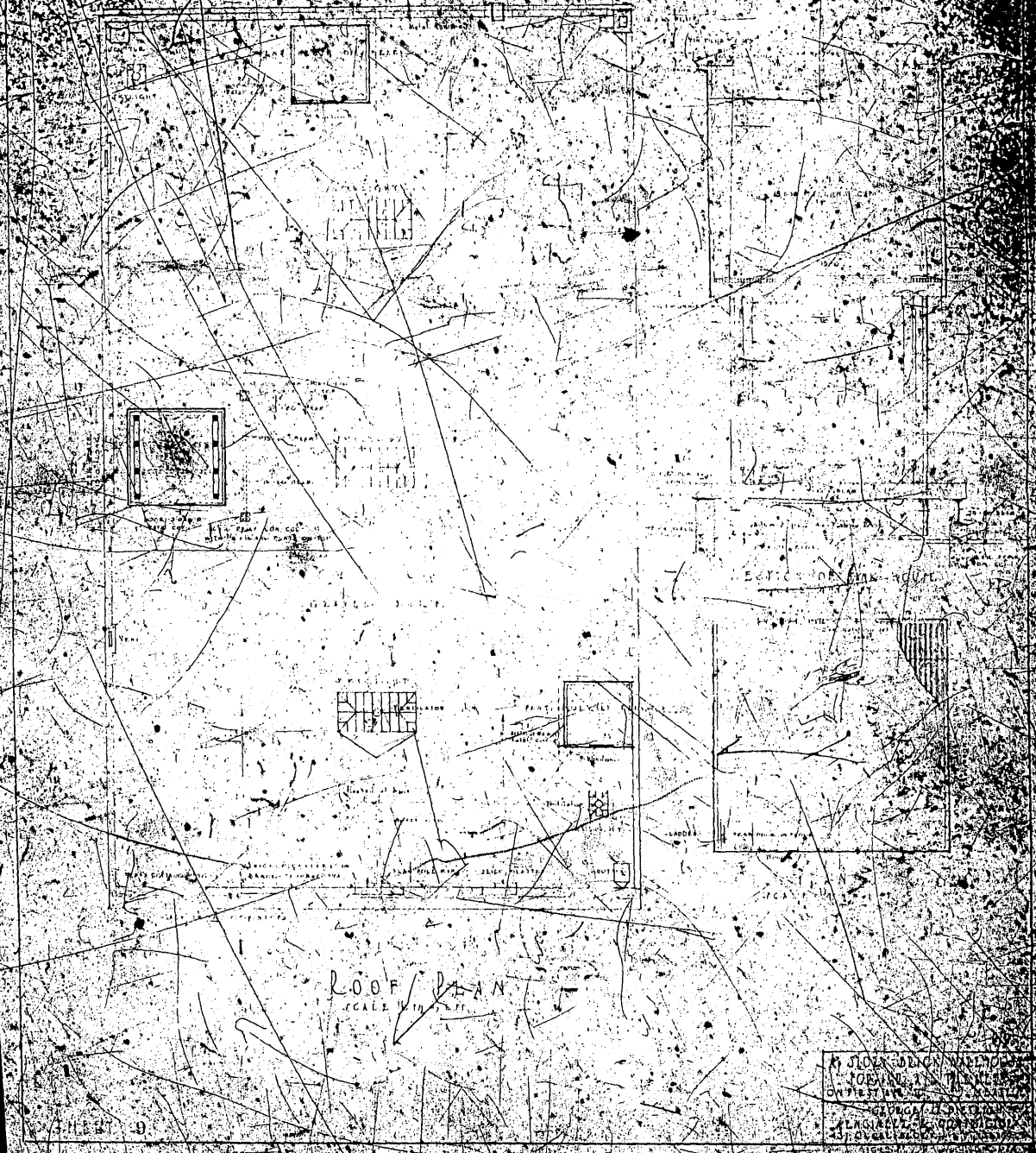
FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

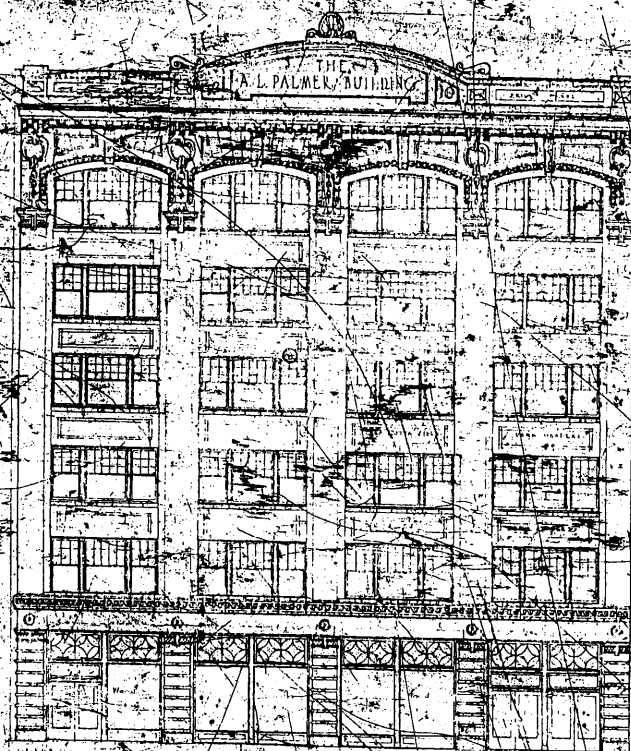
Sheet 6

GEORGE L. LACROIX
ARCHT. & ENGR.
100 N. W. 10th St.
Cleveland, Ohio
1914









ELEVATION ON FIRST AVE.

6 STORY BEIR WAREHOUSE
FOR MR. A. L. PALMER
ON FIRST AVE. SO. ST. LOUIS, MO.
DESIGNED BY GEORGE C. MERRILL
AND J. E. MONTAGNA
ARCHT. & ENGRS.

SHEET 12

SECTION ON LINE A-B



6 STORY BRICK WAREHOUSE
FOR MEAT & PAINT
ON WEST AVENUE
CHICAGO, ILL.
JANUARY 1911
GORDON & CO. ARCHT.
CHICAGO, ILL.

